Bond 43

TRUSTEE'S DEED

BOOK 7872 PAGE 37

Michael J. Philbin,
Successor-Trustee

to

CityFed Mortgage Company
30 Warder Street
Springfield, Ohio 45501
SEND TAX BILLS HERE

Map 75-15
Parcel 25
Field Bk# 4D-91325

WHEREAS, John A. Jackson, unmarried and Johnnie Bond and wife, Bettye Bond, executed a deed of trust on the 30th day of September, 1986 which was recorded in Book 7006, page 94, Register's Office for Davidson County, Tennessee, conveying to Stephen R. Josleyn, Trustee, the property hereinafter described for the purpose of securing the payment of a promissory note to CityFed Mortgage Company, which note is referred to in said deed of trust, and,

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Michael J. Philbin, was appointed Successor-Trustee, said appointment being dated the 31st day of March, 1989 and recorded in Book 7815, page 288, said Register's Office; and,

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of the indebtedness was declared due and payable, and the Grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and,

WHEREAS, the sale was advertised in accordance with the terms of the deed of trust, said advertisement having been made for twenty-one (21) days by three weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: June 19, 1989, at 10:00 a.m. at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said deed of trust; and,

WHEREAS, the Grantee herein, City Federal Savings Bank, being the highest and best bidder at said sale with a bid of Sixty Five Thousand Seve Hundred Eighty-Four and 31/100 ($65,784.31) was duly declared the purchaser at said sale; and,

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Sixty Five Thousand Seve Hundred Eighty-Four and 31/100 ($65,784.31) paid by City Federal Savings Bank, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto City Federal Savings Bank, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and being more particularly described as follows, to wit:

> Being Lot No. 35A, Meadows of Tulip Grove, Section Two, as of record in Book 6250, Page 999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed John A. Jackson, unmarried, and Johnnie Bond and wife, Bettye Bond, by deed of record in Book 7006, Page 91, and subsequently quitclaimed to John Jackson the 20% interest of Johnnie D. Bond and Bettye Bond, of record in Book 7747, Page 393, said Register's Office.
>
> This is improved property also known as 817 Netherlands Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said City Federal Savings Bank, its successors and assigns, forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby transfer and assign to City Federal Savings Bank, its successors and assigns, all the warranties and covenants made in said deed of trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal;

and any prior liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 19th day of June, 1989.

Michael J. Philbin, Trustee
Michael J. Philbin
Successor-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of June, 1989.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:

5-20-92

THIS INSTRUMENT PREPARED BY
ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

7904 06/23 0101 03CHECK 226.64

STATE OF TENNESSEE)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $65,784.31.

Michael J. Philbin
AFFIANT

Sworn to and subscribed before me this 19th day of June, 1989.

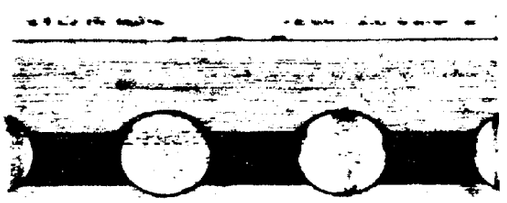
Janice M. Cheng
NOTARY PUBLIC

My Commission Expires:

5-20-92

43546

JUN 23 9 27 AM '89



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7872 PAGE 40

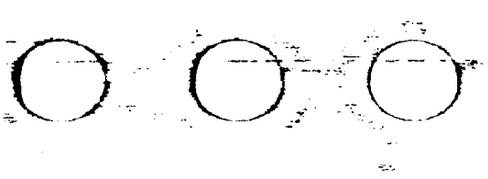
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

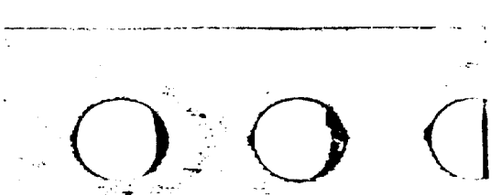
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

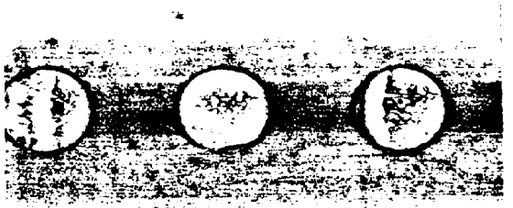
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 65784.31
				CON TX 217.14
				PRFEE 0.50
				WDEED 9.00
				TOTAL 226.64
				CHECK 226.64

06/23/89 01 09:29 0001 7904





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43546

IDENTIFICATION REFERENCE

JUN 23 9 28 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222201